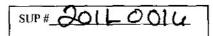


# APPLICATION SPECIAL USE PERMIT

# SPECIAL USE PERMIT # 2011-0014

PROPERTY LOCATION: 605 LITTLE STREET	
TAX MAP REFERENCE: 053.04-04-12 ZONE: P2-5  APPLICANT:  Name. BRIAN. C. THOWAS  Address 1402 WT. YERNON AVE.	
PROPOSED USE: SINGLE TAMILY DUELLING	
<b>XTHE UNDERSIGNED</b> , hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.	
KITHE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application	
★THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.	
<b>IXITHE UNDERSIGNED</b> , hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.	
Print Name of Applicant or Agent Signature Date	
1402 MT. VERNON AUE. 201-714-1453  Mailing/Street Address Telephone# Fax#  ALEXANTARIA VA 22301 BRIANTHOMASO3CYAHOO.CE	
ALEXANTAZIA, VA 22301 BZIANTHOMASO3C YAHOO. CE City and State Zip Code Email address	>W
ACTION-PLANNING COMMISSION: DATE:	
ACTION-CITY COUNCIL: DATE:	



PROF	ERTY OWNER'S AUTHORIZATION		<del></del>
As the	e property owner of		_, I hereby
	(Property Address)		
grant	No. 1824 O. 184		_use as
		(use)	
descr	bed in this application.		
Name		Phone	
	Please Print		
Addre	55:	Email:	
Signa	nture:	Date:	
	requirements for plan submission upon waiver.  [ ] Required floor plan and plot/site p		
	[ ] Requesting a waiver. See attached	d written request.	
2.	The applicant is the (check one):		
	Owner		
	Contract Purchaser		
	[ ] Lessee or		
	[ ] Other:	of the subject property.	
applic		ership of any person or entity owning an i	

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# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

Address	Percent of Ownership
	1
ne, address and percent of owner cated at tnership, in which case identify e p interest shall include any legal	(address), unless the each owner of more than ten or equitable interest held at the
	Percent of Ownership
	10090
Alex VA 12201	
711-17-17-18-501	
nship, as defined by Section 11-3 pplication, or within the12-month mber of the Alexandria City Cour	period prior to the submission of
ards of Architectural Review.	
Relationship as defined by Section 11-350 of the Zonir	ng Body (i.e. City Council,
Relationship as defined by	ng Body (i.e. City Council,
Relationship as defined by Section 11-350 of the Zonir	
Relationship as defined by Section 11-350 of the Zonir	ng Body (i.e. City Council,
Relationship as defined by Section 11-350 of the Zonir Ordinance	ng Body (i.e. City Council Planning Commission, et
Relationship as defined by Section 11-350 of the Zonir	Body (i.e. City Council, Planning Commission, et
	cated at

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#### Alexandria City Council

Kerry Donely William Euille Frank Fannon IV Alicia Hughes Rob Krupicka Redella "Del" Pepper Paul Smedberg

#### Board of Zoning Appeals

Mark Allen Geoffrey Goodale John Keegan Stephen Koenig David Lantzy Jennifer Lewis Eric Zander

#### Board of Architectural Review Parker-Gray District

William Conkey Robert Duffy Christina Kelley H. Richard Lloyd, III Douglas Meick Philip Moffat Deborah Rankin

#### Updated 7/27/2010

#### Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

#### Planning Commission

H. Stewart Dunn
Donna Fossum
Jesse Jennings
John Komoroske
Mary Lyman
J. Lawrence Robinson
Eric Wagner

### Board of Architectural Review Old and Historic District

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

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	,	

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

[ ] No. The agent shall obtain a business license prior to filing application, if required by the City Code.

#### **NARRATIVE DESCRIPTION**

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Application is for a new single family home on a currently vacant building lot. The home is designed to meet the infill regulations as well as the character of the immediate neighborhood.

Parking for two full size vehicles will be provided on an off street parking pad accessible from the twelve and a half foot wide Alley on the south.

Several architectural techniques will be employed to meet the goals of the infill regulations. The second floor ceilings have been lowered to seven and a half feet to better blend with the existing scale of nearby houses. Parking is at the rear and not seen or accessed from the front of the property. A comfortable sized front porch will encourage neighborly interaction. The massing has been broken down with the one story porch elements, offset walls and a secondary building block at the rear of the house. The house will appear as if it was once a smaller structure that was added to years later. This mimics the development pattern of both the Rosemont and Del Ray Neighborhoods. Careful selection of siding materials, paint colors and historic detailing will respect the character of the neighborhood.

The substandard subject property has the same or more lot area, frontage and width of 13 of the 18 lots on the blockface.

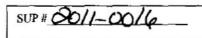
We are requesting the modification of the prevailing front yard setback requirement in order to respect the Deed mandated Building Restriction Line (14 feet from west side of property) so as not to create any legal entanglements.

The average threshold height of the block is 3.9 feet. We will set our new floor 4 feet above the existing grade level. The house height will be lower than the 25 foot maximum height allowed.

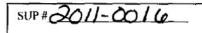
SUP# 2011-0016

#### **USE CHARACTERISTICS**

	proposed special use permit request is for (check one);				
	new use requiring a special use permit,				
an expansion or change to an existing use without a special use permit,     an expansion or change to an existing use with a special use permit,					
	her. Please describe. A NEW SINGLE FAMILY DWELLING ON A SUB-ST	A117020			
M OI	Tier. Please describe. A NEW MODEL TANGET PROCESSING BOX 91	PHO ( MER )			
Pleas	se describe the capacity of the proposed use:				
Α.	How many patrons, clients, pupils and other such users do you expect?				
	Specify time period (i.e., day, hour, or shift).				
	WA				
	N/A	_			
		_			
В.	How many employees, staff and other personnel do you expect?				
	Specify time period (i.e., day, hour, or shift).				
	N/A	_			
	se describe the proposed hours and days of operation of the proposed use:				
Pleas Day:	Hours:				
	209				
	Hours: N/A				
Day:	Hours: N/A				
Day:	Hours: N/A				
Day:	Hours: N/A  se describe any potential noise emanating from the proposed use.  Describe the noise levels anticipated from all mechanical equipment and patrons.				
Day:	Hours: N/A  se describe any potential noise emanating from the proposed use.				
Day:	Hours: N/A  se describe any potential noise emanating from the proposed use.  Describe the noise levels anticipated from all mechanical equipment and patrons.				
Day:	Hours: N/A  See describe any potential noise emanating from the proposed use.  Describe the noise levels anticipated from all mechanical equipment and patrons.  TYPICAL FOR A SINGLE FAMILY HOUSE				



Pleas	se provide information regarding trash and litter generated by the use.
Α.	What type of trash and garbage will be generated by the use? (i.e. office paper, for wrappers)
	STANDARD HOUSE HOLD WASTE
В.	How much trash and garbage will be generated by the use? (i.e. # of bags or pouday or per week)
	How often will trash be collected?
	NEEKLY
D.	How will you prevent littering on the property, streets and nearby properties?
	any hazardous materials, as defined by the state or federal government, be handled, inerated on the property?
[]Y	res. [X] No.



11.		ry organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing it, be handled, stored, or generated on the property?
	[ ] Ye	s. [X] No.
	If yes,	provide the name, monthly quantity, and specific disposal method below:
12.	What r	methods are proposed to ensure the safety of nearby residents, employees and patrons?
		/A
ALC	OHOL	SALES
13.	A.	Will the proposed use include the sale of beer, wine, or mixed drinks?
		[] Yes DX No
		If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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## **PARKING AND ACCESS REQUIREMENTS**

14.	Α.		How many pa	arking spaces of each type	are provided t	or the proposed	use:	
			_ Z	Standard spaces				
				Compact spaces				
				Handicapped accessible	spaces.			
			-1	Other.				
	_		(1000)					
	Š			Planning and Zoning Staff (	Only			
	1	Requir	ed number of spa	ces for use per Zoning Ordinance	Section 8-200A			
		Does t	he application me	et the requirement?				
				[]Yes []No				
	В.		Where is requ	uired parking located? (che	eck one)			
			💢 on-site	, , , , , , , , , , , ,	,			
			[ ] off-site					
			If the required	parking will be located off	-site, where w	ill it be located?		
			-		****	-		
				Section 8-200 (C) of the Z	137			
0.000			di samanan <u>r</u> afilifikann <del>a</del> n	within 500 feet of the pro ommercial or industrial use				
				may be provided within 300				2.75) 1100
	C.		If a reduction	in the required parking is re	equested nur	suant to Section	8_100 /	A) (4) or (5)
	٠.			ng Ordinance, complete				
			APPLICATIO	N.				
			[ ] Parking	reduction requested; see	attached sup	plemental form	ı	
45	р.	2				-11.41 <b>5</b> - 41		
15.	М	ease	provide inform	nation regarding loading and	unloading fa	clities for the us	e:	
	A.		How many loa	ading spaces are available	for the use? _	N/A	-0	
				Planning and Zoning	Staff Only			
		Req	uired number of le	oading spaces for use per Zoning	Ordinance Section	on 8-200		
		Doe	s the application i	neet the requirement?				
			15.5.	. []Yes []]	No		-	
	1							

	B. Where are off-street loading facilities located?	
	N/a	
	C. During what hours of the day do you expect loading/unloading operations to occur?	
	D. How frequently are loading/unloading operations expected to occur, per day or per we as appropriate?  N/A	eek
6.	Is street access to the subject property adequate or are any street improvements, such as a neturning lane, necessary to minimize impacts on traffic flow?	
ITE 7.	CHARACTERISTICS  Will the proposed uses be located in an existing building? [] Yes X No	
	Will the proposed uses be located in an existing building? [] Yes X No  Do you propose to construct an addition to the building? [] Yes X No	
	How large will the addition be? square feet.	
8.	What will the total area occupied by the proposed use be?	
	sq. ft. (existing) +sq. ft. (addition if any) = 1,800 sq. ft. (total)	
9.	The proposed use is located in: (check one)  [ ] a stand alone building  [ ] a house located in a residential zone  [ ] a warehouse [ ] a shopping center. Please provide name of the center: [ ] an office building. Please provide name of the building: [ ] other. Please describe:	

	ONT SETBACK D	AIA					
LITTLE STR	EET						
	Setback From			Setback From			
Address #	Face of Curb		Address #	Face of Curb	<del></del>		
200*	25.1		703	25.4			
607	16.2		705	15.9	*:	= E. Oak Street Addre	ess
609	25.0		707	25.5			
701	15.9		711	26.4			
			AVERAGE :	= 21.9			
	3 550		Building	& Threshold Heig			
Α	В	С	D	E	F	G	н
					(C-B)	(D-B)	(E-B)
		1st Floor	Bottom	Тор	Distance	Distance	Distance
	Ground	Threshold	of Roof	of Roof	Ground to	Ground to	Ground to
Address #	Elevation	Elevation	Elevation	Elevation	1st Floor	Bottom of Roof	Top of Roo
Address #							
	26.7	27.2			0.5		
200*	26.7 27.8	27.2 31.8			0.5 4.0		
200* 607	27.8	31.8			4.0		
200* 607 609	27.8 28.0	31.8 32.2			4.0 4.2		
200* 607 609 701	27.8 28.0 28.5	31.8 32.2 33.1			4.0 4.2 4.6		
200* 607 609 701 703	27.8 28.0 28.5 30.6	31.8 32.2 33.1 35.3			4.0 4.2 4.6 4.7		
200* 607 609 701 703 705	27.8 28.0 28.5 30.6 30.9	31.8 32.2 33.1 35.3 36.3			4.0 4.2 4.6 4.7 5.4		
200* 607 609 701 703	27.8 28.0 28.5 30.6	31.8 32.2 33.1 35.3			4.0 4.2 4.6 4.7		